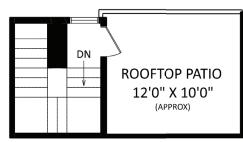


TOTAL FINISHED AREA: 1057 SQ.FT.

OTHER AREA(S)

125 SQ.FT.* **ROOFTOP PATIO:** DECK: 80 SQ.FT.*





MAIN FLOOR: 492 SQ.FT.

UPPER FLOOR: 483 SQ.FT.

TOP FLOOR: 82 SQ.FT.





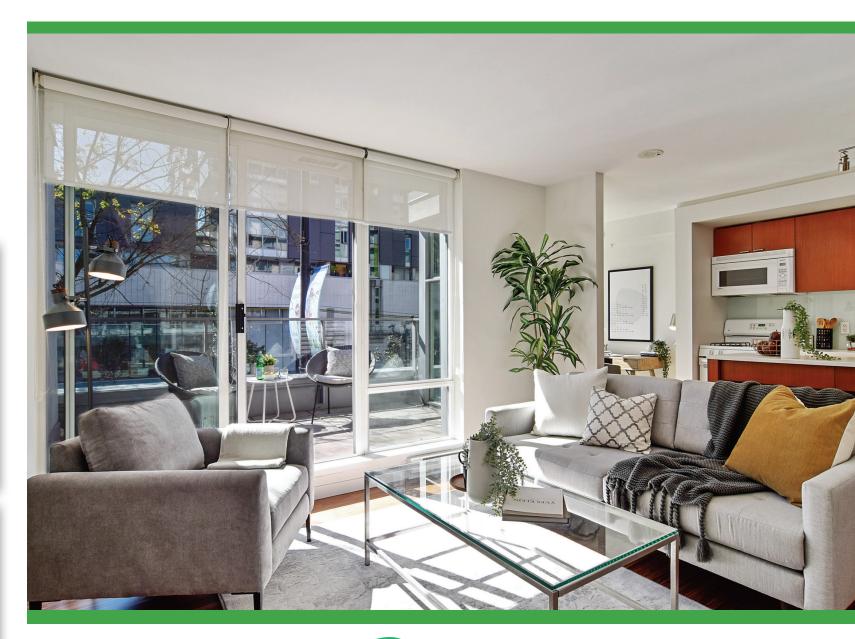




This communication is not intended to cause or induce breach of an existing agency agreement.



Welcome To 312 - 328 East 11th Avenue, Vancouver





PERSONAL REAL ESTATE CORPORATION



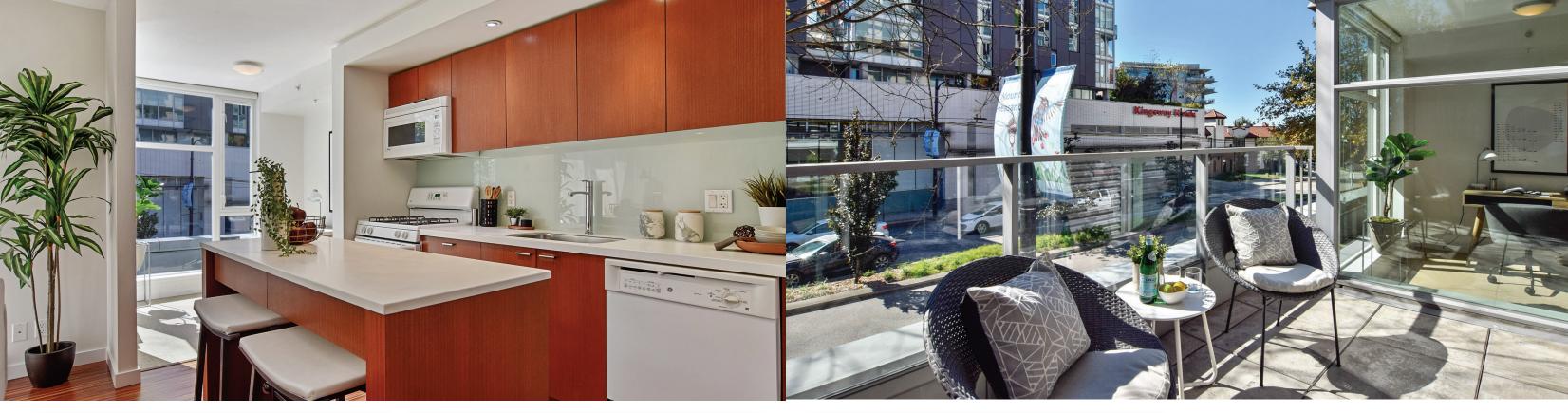


























Liana Yap 604-729-2126 liana@lianashowcase.com

Ann Lok 604-767-0959 ann@annlok.com

312 - 328 East 11th Avenue, Vancouver

\$988,800

Unique, Solid, Concrete City Townhome at UNO built by award winning Intracorp in the heart of Mt. Pleasant! This Bright, Southwest Beauty Offers 2 Bedroom+Office/Solarium+/Den/Pantry+2.5 Bathroom w/TWO Massive, Private, Sundecks for the Gardening or Entertaining Enthusiast. Brand New Carpets up and H/W Bamboo Floors on Main, Freshly Repainted. The Highlight of the Home is the Open Concept Kitchen w/Sleek White Cabinets, Gas Range/Stove & a Floating Island for prepping or dining. 2 Office/Flex Rms on Main w? 2 PC Bath and 2 Beds, 2 Full Baths on the 2nd Floor, Enormous, Private, Rooftop Patio on 3rd Level. 2 Pets allowed, Rentals allowed, Parking and an Addtl Storage Locker below. Walking distance to Everything MT Pleasant has to offer.

Strata Fees	\$437.24
Parking	1 + Storage Locker
Туре	Condo
Year Built	2006
Style	Inside Unit
Living Area	1,057 ft² + 205 ft² Deck Space
Bedrooms	2 + 2 Dens
Bathrooms	3

Sutton Group Westcoast Realty #301 1508 W Broadway Vancouver BC V6J 1W8